

**CORNWALL PLANNING BOARD MEETING**

**REGULAR MEETING**

**August 5, 2013**

**Members Present:**

Chairman Neil Novesky

Kenn Brodmerkel

Richard Bischoff

Wynn Gold

Michael Loblanco

Joseph Grabe

**Consultants:**

Dominic Cordisco, Attorney

Mark Edsall, Engineer

Leslie Dotson, Planner

**CALL TO ORDER:** Chairman Novesky called the meeting to order at 7:00 PM.

**CORRESPONDENCE:** The Board discussed Steve Gaba correspondence with Planning Board, regarding a referral from the Town Board for a zoning amendment to the MR District Use Tables correcting an error in the existing code. MOTION by Wynn Gold, to recommend in favor of the amendment to the Town Board. SECONDED by Michael Loblanco; all present voting in favor. Attorney Cordisco will communicate this to the Town Board.

**ELIAKOSTAS & ZAGON LOT LINE CHANGE (#2013-01).** Dave Higgins of Lanc & Tully, representing the applicant, explained that the applicant was seeking to resolve an encroachment, but that a zoning change that was enacted after the original subdivision was approved changed the bulk and setback requirements. This meant that even though the lot line change involved only a small amount of land, it required variances. The ZBA has granted the requested variances, and now the applicant has returned to the Planning Board for approval of the lot line change. MOTION by Kenn Brodmerkel to adopt the Negative Declaration prepared by Planner Dotson; SECONDED by Wynn Gold; all present voting in favor. MOTION by Wynn Gold to adopt the Resolution of Approval prepared by Attorney Cordisco; SECONDED by Kenn Brodmerkel; all present voting in favor.

**MILLPOND CONDO SUBDIVISION:** In response to a request to extend the subdivision approval, MOTION by Wynn Gold to extend the approval for six months; SECONDED by Kenn Brodmerkel; all present voting in favor.

**CORNWALL COMMONS 10-lot SUBDIVISION (#5-12)** In response to a request to extend the subdivision approval, MOTION by Wynn Gold to extend the approval for six months; SECONDED by Kenn Brodmerkel; all present voting in favor.

**ADJOURNMENT:** MOTION by Kenn Brodmerkel to adjourn at 7:08 PM; SECONDED by Neil Novesky; all present voting in favor.

Respectfully submitted by Leslie Dotson